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Attorneys At Law

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Naperville, Illinois 60540

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November 5, 2019

Mayor Steve Chirico & City Council
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

RE: Proposal to Establish a Dormant Special Service Area for the Shared Use Paths Improvements (with the exception of the 103rd street Shared Use Path) at the Wagner Farms Residential Property

Dear Mayor & City Council Members:

Pulte Home Company, LLC (“Pulte”) is the owner of property commonly known as the Wagner Farms residential subdivision, which property is legally described in Exhibit A and depicted on the map attached as Exhibit B (“Wagner Farms”). The development and use of Wagner Farms is governed by that certain annexation agreement recorded with the Will County Recorder as Document Number R2019020106 (the “Annexation Agreement”).

Pursuant to the Annexation Agreement, Pulte has or will construct certain “Shared Use Paths” as depicted on Exhibit C. The cost to construct the Shared Use Paths is \$142,890.00 as detailed in the Engineer’s Opinion of Probable Construction Costs attached as Exhibit D. The Shared Use Paths will be owned, operated, maintained, repaired and replaced by the Wagner Farms Homeowners Association (the “HOA”). However, in the event that the HOA fails to maintain the Shared Use Paths, Section S10.1.3 of the Annexation Agreement provides that the City of Naperville may levy a special tax upon Wagner Farms for the purpose of funding any necessary services that the City of Naperville may provide to operate, maintain, repair or replace the Shared Use Paths.

Pursuant to the provisions of Section S10.1.3 of the Annexation Agreement, Pulte hereby requests that the Naperville City Council take the necessary and appropriate action to establish a dormant special service area for Wagner Farms. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Russell G. Whitaker, III
Attorney, Pulte Home Company, LLC

Attached:

- Exhibit A – Legal Description of Wagner Farms
- Exhibit B – Map of Wagner Farms
- Exhibit C – Depiction of Shared Use Paths
- Exhibit D – Engineer’s Opinion of Probable Construction Costs for Shared Use Paths

Exhibit A

SPECIAL SERVICE AREA

FOR WAGNER FARMS SHARED USE PATH IMPROVEMENTS

PHASE IA

LOTS 21-55, INCLUSIVELY, LOTS 75-84 INCLUSIVELY, LOTS 140-149 INCLUSIVELY, LOTS 243-312 INCLUSIVELY, OUTLOTS B, D, E, F, I, J, L IN WAGNER FARMS – PHASE IA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 2019 AS DOCUMENT R2019038653 IN WILL COUNTY, ILLINOIS.

ALONG WITH THE UNSUBDIVIDED PORTION OF WAGNER FARMS LEGALLY DESCRIBED AS

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS; EXCEPT AND EXCLUDING THAT PART TAKEN BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR HIGHWAY EXPANSION ALONG ILLINOIS ROUTE 59 IN COURT CASE 95 ED 7525; AND ALSO EXCEPT AND EXCLUDING THAT PART PLATED PER DOCUMENT R2019038653; AND ALSO EXCEPT AND EXCLUDING THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AS MEMORIALIZED PER MONUMENT RECORD RECORDED AS DOCUMENT R98-099748; THENCE NORTH 01 DEGREES 51 MINUTES 11 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES), 605.28 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AS ESTABLISH BETWEEN THE AFORESAID MONUMENT RECORD AND A MONUMENT RECORD FOR THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER RECORDED AS DOCUMENT R98-099749; THENCE NORTH 88 DEGREES 08 MINUTES 49 SECONDS EAST, 111.87 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO A POINT OF BEGINNING ON THE EASTERLY LINE OF ILLINOIS ROUTE 59 PER COURT CASE 95 ED-7525 AND DOCUMENT R96-057627; THENCE NORTH 88 DEGREES 06 MINUTES 38 SECONDS EAST, 105.09 FEET; THENCE SOUTH 46 DEGREES 26 MINUTES 08 SECONDS EAST, 55.92 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 38 SECONDS EAST, 316.96 FEET; THENCE SOUTH 61 DEGREES 07 MINUTES 14 SECONDS EAST, 174.41 FEET; THENCE SOUTH 17 DEGREES 06 MINUTES 32 SECONDS EAST, 215.87 FEET; THENCE SOUTH 62 DEGREES 51 MINUTES 50 SECONDS EAST, 112.42 FEET; THENCE SOUTHERLY, 73.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING SOUTH 11 DEGREES 08 MINUTES 48 SECONDS WEST; THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS EAST, 75.77 FEET TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTH 44 DEGREES 02 MINUTES 30 SECONDS WEST, 42.43 FEET TO A LINE THAT IS 40 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, 667.98 FEET ALONG SAID PARALLEL LINE TO A LINE THAT IS 14 FEET NORTHEASTERLY OF AND PARALLEL WITH A NORTHEASTERLY LINE OF ILLINOIS ROUTE 59, AFORESAID; THENCE NORTH 46 DEGREES 25 MINUTES 36 SECONDS WEST, 71.22 FEET ALONG SAID NORTHEASTERLY PARALLEL LINE TO SAID EASTERLY LINE OF ILLINOIS ROUTE 59; THENCE NORTH 01 DEGREES 53 MINUTES 22 SECONDS WEST, 507.07 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, IL.

PINs: 07-01-10-300-029-0000
07-01-10-300-028-0000 (PORTION OF)
07-01-10-300-002-0000

CONSISTING OF APPROXIMATELY 105 ACRES OF VACANT LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF ROUTE 59 AND 103RD STREET, NAPERVILLE, ILLINOIS.

TO BE KNOWN AS:

Lot #	Commonly Addresses for Phase 1A
Lot 21	3523 Gold Cup Ln, Naperville, Illinois
Lot 22	3519 Gold Cup Ln, Naperville, Illinois
Lot 23	3511 Gold Cup Ln, Naperville, Illinois
Lot 24	3507 Gold Cup Ln, Naperville, Illinois
Lot 25	3503 Gold Cup Ln, Naperville, Illinois; or 2643 Accolade Av, Naperville, Illinois
Lot 26	2639 Accolade Av, Naperville, Illinois
Lot 27	2635 Accolade Av, Naperville, Illinois
Lot 28	2631 Accolade Av, Naperville, Illinois
Lot 29	2616 Accolade Av, Naperville, Illinois; or 2632 Accolade Av, Naperville, Illinois
Lot 30	2636 Accolade Av, Naperville, Illinois
Lot 31	2640 Accolade Av, Naperville, Illinois
Lot 32	2644 Accolade Av, Naperville, Illinois
Lot 33	2304 Corn Lily Rd, Naperville, Illinois
Lot 34	2308 Corn Lily Rd, Naperville, Illinois
Lot 35	2312 Corn Lily Rd, Naperville, Illinois
Lot 36	2316 Corn Lily Rd, Naperville, Illinois
Lot 37	2320 Corn Lily Rd, Naperville, Illinois
Lot 38	2328 Corn Lily Rd, Naperville, Illinois
Lot 39	2332 Corn Lily Rd, Naperville, Illinois; or 3643 Lime Light Dr, Naperville, Illinois
Lot 40	3635 Lime Light Dr, Naperville, Illinois
Lot 41	3631 Lime Light Dr, Naperville, Illinois
Lot 42	3627 Lime Light Dr, Naperville, Illinois
Lot 43	3623 Lime Light Dr, Naperville, Illinois
Lot 44	3619 Lime Light Dr, Naperville, Illinois
Lot 45	3615 Lime Light Dr, Naperville, Illinois
Lot 46	3611 Lime Light Dr, Naperville, Illinois
Lot 47	3607 Lime Light Dr, Naperville, Illinois
Lot 48	3603 Lime Light Dr, Naperville, Illinois; or 2608 Accolade Av, Naperville, Illinois
Lot 49	2627 Accolade Av, Naperville, Illinois
Lot 50	2623 Accolade Av, Naperville, Illinois
Lot 51	2619 Accolade Av, Naperville, Illinois
Lot 52	2615 Accolade Av, Naperville, Illinois
Lot 53	2611 Accolade Av, Naperville, Illinois
Lot 54	2607 Accolade Av, Naperville, Illinois
Lot 55	2603 Accolade Av, Naperville, Illinois
Lot 75	3608 Lime Light Dr, Naperville, Illinois
Lot 76	3612 Lime Light Dr, Naperville, Illinois
Lot 77	3616 Lime Light Dr, Naperville, Illinois
Lot 78	3620 Lime Light Dr, Naperville, Illinois
Lot 79	3624 Lime Light Dr, Naperville, Illinois
Lot 80	3628 Lime Light Dr, Naperville, Illinois
Lot 81	3632 Lime Light Dr, Naperville, Illinois
Lot 82	3636 Lime Light Dr, Naperville, Illinois
Lot 83	3640 Lime Light Dr, Naperville, Illinois
Lot 84	3644 Lime Light Dr, Naperville, Illinois; or 2340 Corn Lily Rd, Naperville, Illinois

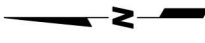
Lot 140	2339 Corn Lily Rd, Naperville, Illinois
Lot 141	2335 Corn Lily Rd, Naperville, Illinois
Lot 142	2331 Corn Lily Rd, Naperville, Illinois
Lot 143	2327 Corn Lily Rd, Naperville, Illinois; or 3704 Black Alder St, Naperville, Illinois
Lot 144	2323 Corn Lily Rd, Naperville, Illinois
Lot 145	2319 Corn Lily Rd, Naperville, Illinois
Lot 146	2315 Corn Lily Rd, Naperville, Illinois
Lot 147	2311 Corn Lily Rd, Naperville, Illinois
Lot 148	2307 Corn Lily Rd, Naperville, Illinois
Lot 149	2303 Corn Lily Rd, Naperville, Illinois; or 3504 Gold Cup Ln, Naperville, Illinois
Lot 243	3807 Gold Cup Ln, Naperville, Illinois; or 3831 Gold Cup Ln, Naperville, Illinois
Lot 244	3835 Gold Cup Ln, Naperville, Illinois
Lot 245	3839 Gold Cup Ln, Naperville, Illinois
Lot 246	3843 Gold Cup Ln, Naperville, Illinois
Lot 247	3847 Gold Cup Ln, Naperville, Illinois
Lot 248	3851 Gold Cup Ln, Naperville, Illinois
Lot 249	3855 Gold Cup Ln, Naperville, Illinois
Lot 250	3859 Gold Cup Ln, Naperville, Illinois
Lot 251	3863 Gold Cup Ln, Naperville, Illinois
Lot 252	3867 Gold Cup Ln, Naperville, Illinois
Lot 253	3871 Gold Cup Ln, Naperville, Illinois
Lot 254	3875 Gold Cup Ln, Naperville, Illinois
Lot 255	3903 Gold Cup Ln, Naperville, Illinois
Lot 256	3907 Gold Cup Ln, Naperville, Illinois
Lot 257	3911 Gold Cup Ln, Naperville, Illinois
Lot 258	3915 Gold Cup Ln, Naperville, Illinois
Lot 259	3919 Gold Cup Ln, Naperville, Illinois
Lot 260	3927 Gold Cup Ln, Naperville, Illinois
Lot 261	3931 Gold Cup Ln, Naperville, Illinois
Lot 262	3935 Gold Cup Ln, Naperville, Illinois
Lot 263	3939 Gold Cup Ln, Naperville, Illinois
Lot 264	3943 Gold Cup Ln, Naperville, Illinois
Lot 265	3947 Gold Cup Ln, Naperville, Illinois
Lot 266	3951 Gold Cup Ln, Naperville, Illinois; or 3740 Quick Fire Dr, Naperville, Illinois
Lot 267	3952 Gold Cup Ln, Naperville, Illinois; or 3756 Quick Fire Dr, Naperville, Illinois
Lot 268	3948 Gold Cup Ln, Naperville, Illinois
Lot 269	3940 Gold Cup Ln, Naperville, Illinois
Lot 270	3932 Gold Cup Ln, Naperville, Illinois
Lot 271	3928 Gold Cup Ln, Naperville, Illinois
Lot 272	3924 Gold Cup Ln, Naperville, Illinois
Lot 273	3920 Gold Cup Ln, Naperville, Illinois
Lot 274	3916 Gold Cup Ln, Naperville, Illinois
Lot 275	3912 Gold Cup Ln, Naperville, Illinois
Lot 276	3908 Gold Cup Ln, Naperville, Illinois; or 3864 Gold Cup Ln, Naperville, Illinois
Lot 277	3840 Gold Cup Ln, Naperville, Illinois; or 3860 Gold Cup Ln, Naperville, Illinois
Lot 278	3836 Gold Cup Ln, Naperville, Illinois
Lot 279	3832 Gold Cup Ln, Naperville, Illinois
Lot 280	3828 Gold Cup Ln, Naperville, Illinois
Lot 281	3824 Gold Cup Ln, Naperville, Illinois

Lot 282	3820 Gold Cup Ln, Naperville, Illinois
Lot 283	3816 Gold Cup Ln, Naperville, Illinois
Lot 284	3808 Gold Cup Ln, Naperville, Illinois
Lot 285	3804 Gold Cup Ln, Naperville, Illinois
Lot 286	3788 Quick Fire Dr, Naperville, Illinois
Lot 287	3784 Quick Fire Dr, Naperville, Illinois
Lot 288	3780 Quick Fire Dr, Naperville, Illinois
Lot 289	3776 Quick Fire Dr, Naperville, Illinois
Lot 290	3772 Quick Fire Dr, Naperville, Illinois
Lot 291	3768 Quick Fire Dr, Naperville, Illinois
Lot 292	3764 Quick Fire Dr, Naperville, Illinois
Lot 293	3760 Quick Fire Dr, Naperville, Illinois
Lot 294	3787 Quick Fire Dr, Naperville, Illinois
Lot 295	3783 Quick Fire Dr, Naperville, Illinois
Lot 296	3779 Quick Fire Dr, Naperville, Illinois
Lot 297	3775 Quick Fire Dr, Naperville, Illinois
Lot 298	3771 Quick Fire Dr, Naperville, Illinois
Lot 299	3767 Quick Fire Dr, Naperville, Illinois
Lot 300	3763 Quick Fire Dr, Naperville, Illinois
Lot 301	3759 Quick Fire Dr, Naperville, Illinois
Lot 302	3755 Quick Fire Dr, Naperville, Illinois
Lot 303	3751 Quick Fire Dr, Naperville, Illinois
Lot 304	3747 Quick Fire Dr, Naperville, Illinois
Lot 305	3743 Quick Fire Dr, Naperville, Illinois
Lot 306	3739 Quick Fire Dr, Naperville, Illinois
Lot 307	3735 Quick Fire Dr, Naperville, Illinois
Lot 308	3731 Quick Fire Dr, Naperville, Illinois
Lot 309	3727 Quick Fire Dr, Naperville, Illinois
Lot 310	3723 Quick Fire Dr, Naperville, Illinois
Lot 311	3719 Quick Fire Dr, Naperville, Illinois
Lot 312	3715 Quick Fire Dr, Naperville, Illinois
OUTLOT B	Vacant Lot Gold Cup Ln, Naperville, Illinois
OUTLOT D	Vacant Lot Falcon Dr, Naperville, Illinois
OUTLOT E	Vacant Lot Quick Fire Dr, Naperville, Illinois
OUTLOT F	Vacant Lot Gold Cup Ln, Naperville, Illinois
OUTLOT I	Vacant Lot Rolling Ridge Rd, Naperville, Illinois
OUTLOT J	Vacant Lot Rolling Ridge Rd, Naperville, Illinois
OUTLOT L	Vacant Lot Quick Fire Dr, Naperville, Illinois

Lot numbers and addresses for unsubdivided portions of property are presently unknown.

WAGNER FARMS BOUNDARY FOR SSA No. ---

EXHIBIT B



N.T.S.



PREPARED FOR:
RULTE HOME COMPANY, LLC
 1900 E. GOLF ROAD, SUITE 300
 SCHAUMBURG, IL 60173
 (817) 230-5400

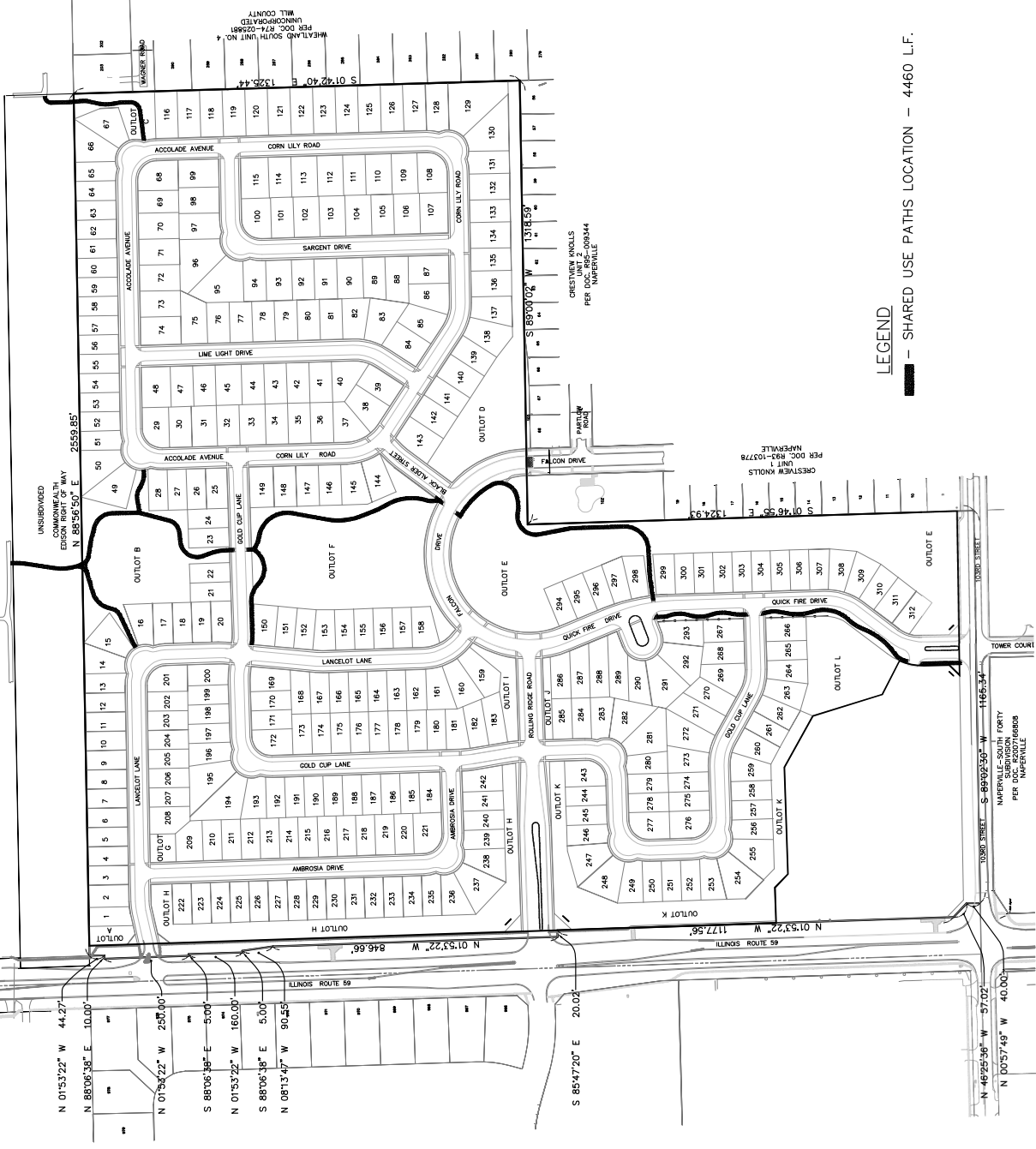


PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Schaumburg, IL 60196
 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com
 DISC NO.: 402109 FILE NAME: SSA EXHIBIT B.DWG
 DRAWN BY: J. J. JOHNSON
 COMPLETION DATE: 10-29-19 JOB NO.: 402.109
 REVISION: 11-05-19/A/A

WAGNER FARMS SSA SHARED-USE PATHS

EXHIBIT C

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LEGEND
 — SHARED USE PATHS LOCATION — 4460 L.F.

PREPARED FOR:
PULTE HOME COMPANY, LLC
 1900 E. GOLF ROAD, SUITE 300
 SCHLAUBURG, IL 60173
 (847) 230-5400



PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 200 W. Superior Street, Suite 1100
 Aurora, Illinois 60502-3975
 Tel: 630.882.2100 Fax: 630.882.2199
 www.cemcon.com

DRAWN BY: LAL
 CHECKED BY: JSC
 DATE: 10-14-19
 JOB NO.: 402.109
 REVISION: 10-29-19/A/L 11-05-19/A/L



EXHIBIT D

CEMCON, Ltd. ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: WAGNER FARMS - FINAL ENGINEERING

JOB NO.: 402.109

DATE: OCTOBER 14, 2019
REVISED:

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
1 <u>PATH IMPROVEMENTS</u>					
1	Sub-Grade Path	6060	S.Y.	3.50	21,210.00
2	10' Asphalt Bike Path	5070	S.Y.	24.00	121,680.00
Sub-Total Path Improvements				\$	142,890.00